

Rancho Encantada

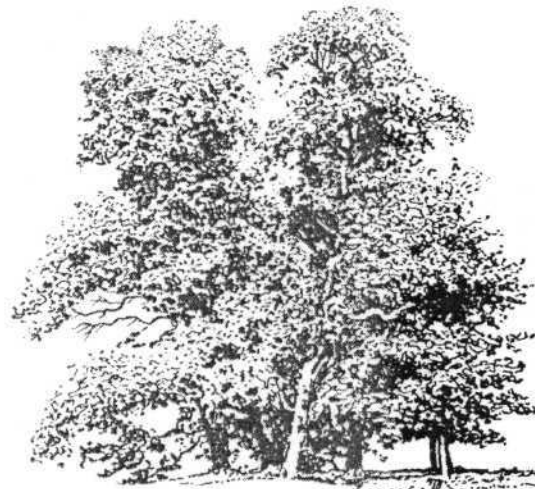
[Stonebridge Estates]

Public Facilities Financing Plan

Fiscal Year 2006

prepared by:
Leppert Engineering Corporation
5190 Governor Drive, Suite 205
San Diego, CA 92122
telephone: 858-597-2001

facsimile: 858-597-2009
job no.: BC 2.02-07.03



June 2005 - City of San Diego - Planning Department

RESOLUTION NUMBER R- 300413

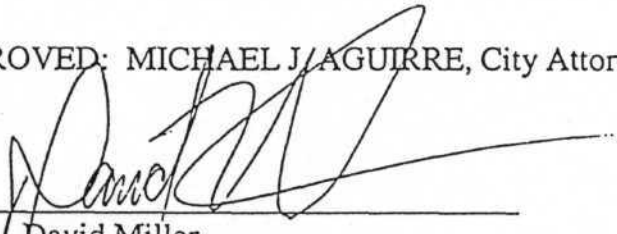
ADOPTED ON MAY 10 2005

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING THE RANCHO ENCANTADA PUBLIC
FACILITIES FINANCING PLAN AND FACILITIES BENEFIT
ASSESSMENT.

BE IT RESOLVED, by the Council of the City of San Diego, that it approves the
document titled "Rancho Encantada Public Facilities Financing Plan and Facilities Benefit
Assessment, Fiscal Year 2006," a copy of which is on file in the office of the City Clerk as
Document No. RR- 300413.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By


David Miller
Deputy City Attorney

DM:js

04/20/05

Or.Dept:Plan./Fac.Fin.

R-2005-1093

MMS# 1828

Mayor

Dick Murphy

City Council

Scott Peters, Council District 1
Michael Zucchet, Council District 2
Toni Atkins, Council District 3
Tony Young, Council District 4

Brian Maienschein, Council District 5
Donna Frye, Council District 6
Jim Madaffer, Council District 7
Ralph Inzunza, Council District 8

City Attorney's Office

Michael J. Aguirre, City Attorney
David Miller, Deputy City Attorney

City of San Diego Planning Department

S. Gail Goldberg, AICP, Planning Director
Keith Greer, Deputy Director
Charlene M. Gabriel, Facilities Financing Manager
John Tracanna, Supervising Project Manager
Angela Abeyta, Project Manager

Dan Monroe, Community Planner
Leon McDonald, Principal Engineering Aide
Arwa Sayed, Admin. Aide II
Rosalia Hernandez, Senior Clerk

(This page intentionally left blank)

Table of Contents

Introduction-Scope of Report	3
Annual Update to Financing Plan	3
Authorities	3
Procedure	3
Description of Project Land Uses	5
Inventory and Location	5
Development Schedule	5
Methodology	9
Timing and Cost of Facilities	9
Method of Apportioning Assessments	9
Completed Facilities	9
Open Space Dedication	10
Determination of the Dollar Assessment	10
FBA Methods and Cash Flow Analysis	11
Basis and Methodology for Automatic Annual Increases	12
Contribution by City	12
Facilities Benefit Assessments (FBAs)	12
Community Facilities District	13
Assessment Roll Description	13
Public Facilities Financing Plan	21
General	21
Development Forecast and Analysis	21
Inventory	21
Population Factors	21
Population at Buildout	21
Annual Review	22
Future Public Facility Needs	23
Population Projections	23
Financing Strategy	23
General Assumptions and Conditions	26
Developer Advance	30
Listing of Facility Projects	31
Appendix	59

List of Tables and Figures

Tables

Table 1 - Residential Development Schedule	8
Table 2 - NEDU Ratio	9
Table 3 - Table of Equivalent Impact Fees for Rancho Encantada	14
Table 4 - Table of Proposed FBA Fees	15
Table 5 - Rancho Encantada FBA Cash Flow	17
Table 6 - Los Angeles/San Diego Construction Cost Index	18
Table 7 - San Diego Consumer Price Index	19
Table 8 - How Former FBA-funded Projects Will Be Assured	29
Table 9 - Listing of Facility Projects	32

Figures

Figure 1 - Precise Plan Area and Assessment Boundary	7
Figure 2 - Proposed Population at Buildout	22
Figure 3 - Rancho Encantada Project Location Map	33

Introduction-Scope of Report

Annual Update to Financing Plan

This report represents the first update to the adopted Fiscal Year 2002 Public Facilities Financing Plan and Facilities Benefit Assessment (FBA) for Rancho Encantada ("Financing Plan"). The adopted Financing Plan was approved by the City Council on August 7, 2001 as Resolution No. R-295399. There was no need to update the FY 2002 Financing Plan as the first building permits for the community were not issued until FY 2004. The Financing Plan for Rancho Encantada sets forth the major public facilities that will be needed over the next five years during which the ultimate build out of the community is anticipated.

The adopted Financing Plan established a Facilities Benefit Assessment ("FBA") to provide funding for a select number of public facilities required for the Rancho Encantada Precise Plan area. The procedures for an FBA are set forth in San Diego City Ordinance O-15318, which was adopted by the City Council on August 25, 1980 and is contained in Chapter VI of the San Diego Municipal Code. This method of funding was recommended as one means of providing funds for public facilities projects which serve a designated area of benefit and involve a number of different property ownerships. The remainder of the projects included in this Financing Plan are funded as a subdivider improvement or by a Community Facilities District ("CFD").

A number of projects in the previous Financing Plan were identified as being funded by the FBA. With this annual update, only the Neighborhood Park No. 1 and the Neighborhood Park No. 2 will now be funded by the FBA. The other previously identified FBA-funded projects will now be provided as a subdivider improvement.

Authorities

The basis for the public facilities requirements contained in the Rancho Encantada Public Facilities Financing Plan can be found in the adopted Rancho Encantada Precise Plan approved by City Council on August 7, 2001 by Resolution R-295402. This Financing Plan assumes that the extent of development that will occur in the Community will be consistent with the Precise Plan for Rancho Encantada.

Procedure

The procedures for an FBA are set forth in the San Diego City Ordinance O-15318 adopted August 25, 1980. The FBA provides funds for public facilities projects which service a designated area of benefit. The dollar

amount of the assessment is based upon the cost of each public facility equitably distributed over a designated Area of Benefit in the Rancho Encantada precise planning area.

The mechanics of the FBA are as follows: At the time of Building Permit issuance, the owner of the parcel being developed is assessed an amount determined by the time and extent of the permit being requested. Monies collected are placed in a separate City Fund and revenue account, used solely for those capital improvements shown in the FBA plan for the area of benefit. In the preparation of the Facilities Benefit Assessment roll for Rancho Encantada, each parcel or approved map unit in the area of benefit is apportioned its share of the total assessment according to the size and anticipated use of that property.

In the material that follows, an appropriate dollar assessment is developed for all properties seeking to develop in Rancho Encantada.